

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Katoomba Street, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$1,675,500

Property Type

House

Suburb

Hampton East

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	75 Spring Rd HAMPTON EAST 3188	\$1,900,000	01/11/2021
2	16 South Av BENTLEIGH 3204	\$1,860,000	20/12/2021
3	13 Parkview Cr HAMPTON EAST 3188	\$1,850,000	23/10/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/04/2022 12:38

17 Katoomba Street, Hampton East Vic 3188

**Jellis  
Craig**

Melina Scriva

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**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

March quarter 2022: \$1,675,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 604 sqm approx

**Agent Comments**

## Comparable Properties



**75 Spring Rd HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**



**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 01/11/2021

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**16 South Av BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** House



**13 Parkview Cr HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**



**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

**Account - Jellis Craig | P: 03 9194 1200**



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